

**Maynard Zoning Board of Appeals – Meeting and Public Hearing**  
**March 23, 2020 - 7 p.m.**  
**Audio Conference**

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**Board Members Present:** Paul Scheiner – Chair, John Courville, Marilyn Messenger, Jerry Culbert, Leslie Bryant and Jamal DaVita

**Others Present:** Bill Nemser – Town Planner

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Consistent with the Governor’s Executive Order March 10, 2020, this was a remote audio only meeting.

Called to Order at 7:00 p.m. by Chair Paul Scheiner

**Public Hearing -12 Bancroft Street (Coolidge School)**

Chairman Paul Scheiner called the meeting to order at 7:05 PM and requested a rollcall of ZBA members and others on the call:

Zoning Board of Appeals members present: Paul Scheiner, Marilyn Messenger, Leslie Bryant, John Courville, Jerry Culbert, and Jamal De Vita. Members of the public called in include Linde Ghery, Donna Dodson, John Cramer, Taylor Bearden, John DiBella, Victoria Brown, and Sarah Donaldson. Town Planner Bill Nemser was also in attendance.

The only public hearing on the agenda was a request for a Variance for The Coolidge School (12 Bancroft St.) from the Zoning By-laws (ZBL) to:

1. Provide relief from the required 15-foot rear setback (yard) to allow a rear building setback of less than 15 feet (post-ANR).
2. Provide relief to allow increased density for the subject property to accommodate up to 12-units (post-ANR).
3. Allow an ANR lot division that will create a non-conforming lot.

The requested Variance is to facilitate the proposed redevelopment of 12 Bancroft Street that will convert the former Calvin Coolidge School into 12 units of rental housing, including three (3) dedicated affordable units. This plan is consistent with the RFP response Civico Development (Civico) submitted to the Coolidge School Working Group (CSWG) in fall of 2019. Nemser made an introduction of Linde Ghery representing the Maynard Affordable housing task force Who has spearheaded the effort to redevelop the school and Taylor Bearden of Civico Development (The developer that responded to and was awarded the project RFP issued by the Town).

Ghery presented background on the overall initiative and explained that this was account effort and a result of much Outreach consensus building and strategizing. She provided an overall vision of what the task force was trying to accomplish with the project and explained that the concessions sought from the variance were necessary to make the project financially viable for a developer. Ghery stated the project is intended to:

1. Transfer 12 Bancroft Street from the Town to private ownership.
2. Preserve the sledding hill for public use.
3. Preserve the façade of the building. ☐ Create affordable housing.
4. Maximize the overall benefits to the Town.

The CSWG also has an application before the Planning Board for an “Approval not Required” separation of the lot that Coolidge school is located on. One parcel would be preserved as a sledding hill for public use and eventually dedicated as open space and the second for a 12 unit multifamily residential use is in the existing structure.

Bearden made an introduction and discussed some of the site challenges encountered including the desire to maximize the sledding hill and provide public parking on the site. He believed that the site could be developed successfully with good design and the provision of three affordable units. Three 2 bedroom and nine 1 bedroom units are proposed.

Chairman Scheiner asked about the provision of parking spaces. Bearden stated 15 parking spots were provided on site and dedicated to residents. An additional six spots for the public are proposed at an adjacent parking lot that would be constructed by the developer. Chair Scheiner stated he was apprehensive about having fewer than two parking spaces per unit. He felt that there would be more than one car in many of the units. Culbert also concurred with Chair Scheiner.

Nemser pointed out that a trend with multifamily units and Maynard has been to decrease parking requirements particularly where projects have one bedroom and studio units. He believed that in general the town was striving to minimize the creation of unnecessary impervious surfaces. He also pointed out that street parking was available both in front of the school and in the area. Chair Scheiner and Culbert stated while they understand this, nevertheless the issue of snow plowing made it impractical to calculate availability of public spots for the project. Ghere and Bearden both pointed out that the availability of the six public spots (for park users) located on the property would likely make them available for parking in the evening.

Bryant stated she expects Civico to save all trees possible on site and will take into account provision of trees during the ZBA approval processes in the event trees are removed. Civico stated they understand and would do their best to preserve all trees.

Resident and abutter Sarah Donaldson stated that there is an abundance of street parking in the area and furthermore that street parking was in the “character” of the neighborhood and that the requirement for additional parking spaces should not derail the project.

Nemser explained the Planning Board would be considering a special permit to allow multi family use in General residential area as well as a site plan. This would address parking and if deemed necessary, allow for site alterations to accommodate additional parking spots.

Nemser suggested conditioning a Variance approval on successful applications presents it to the Planning Board for Site Plan and Special Permit. He stated that the Planning Board was currently scheduled to hear the Coolidge site plan at their April 28, 2020 meeting however it was not definite that plans would be submitted in time to make that meeting.

The ZBA Members discussed continuing the hearing for the Variance until after the Planning Board had an opportunity to look at the site design and the parking proposal. Jerry Culbert moved to continue the hearing until May 11, 2020. The motion was seconded by Leslie Bryant and approved unanimously.

Marilyn Messenger made a motion to approve the minutes of March 25, 2019, seconded by John Courville and approved unanimously.

Chair Scheiner made a motion to adjourn seconded by Leslie Bryant at which was seconded by John Courville.

***The Board approved the motion 5-0.***

**Adjourned** at 8:00 p.m.